



Mill Race House

Donhead St. Mary, Shaftesbury, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An impressive and substantial modern family home offering over 4,800 sqft of flexible living space

A fabulous detached house built to an exacting standard, combining stunning stone elevations with modern side elevations. Mill Race House boasts wonderful views up and over the immediately adjoining parkland, famous for its resident deer herd and an abundance of wildlife.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



4,767 SQ FT



**GUIDE PRICE
£1,950,000**



The property

The highly energy efficient house was carefully crafted by the current owners in 2023, creating a wonderfully elegant family home, which would allow space to work from home. The bright, spacious and airy accommodation is set over two floors and has been carefully designed for both informal and more formal living. The attention to detail throughout the house is exceptional and much thought was given to its energy efficiency.

Upon entering Mill Race House, one is immediately struck by the contemporary elements to the property, not least the glazed hallway with views straight across to the adjoining parkland. One then moves through to the incredible open plan kitchen/dining/breakfast and living area, which, undoubtedly, is the focal area of house. With its stunning polished concrete floors, part vaulted ceilings, large sliding doors and picture windows on three sides and an impressive hand made bespoke kitchen with fitted Aga, this really is the perfect area for everyday family living. For those who love to entertain, set just behind this impressive living

space is a 'prep' kitchen which is a real added benefit. An elegant living room is situated to the front, alongside a large and incredibly useful boot and country coat room.

From the entrance hall is a door to the integral double garage and a door to another reception room, which measures 20' x 18' approximately, this has a multitude of uses and enjoys wonderful views up and over the parkland.

There are, in effect, two separate first floors, one on either side of the house and with flooring constructed of solid concrete blocks under attractive engineered solid oak. The principal landing area gives access to the laundry room - fully plumbed for washing machines and tumble dryer. Doors lead to four double bedrooms with the principal suite comprising a large dressing area and luxury en suite bath and shower room. One of the three remaining rooms also features an en suite shower room whilst the other two bedrooms enjoy a separate bath and shower room. On the other side of the house, two exceptionally large







The Property cont

double bedrooms can be found, the current owners utilise one room as a Gymnasium and the other as a working office/studio.

Outside

Mill Race House is approached through Estate styled wrought iron double gates and over a brick and stone gravel driveway which provides parking for at least 4 cars.

Attractive stone terracing adorns the side and rear of the house, and these areas provide the perfect spaces for al fresco entertaining or just a simple morning coffee. The property's most notable feature is the stunning view across a tributary to the Nadder River and parkland beyond, where one has a unique 'front row seat' over a resident family of deer. There are spacious areas of lawned gardens around the house too, with attractive estate fencing running across the rear section.

Location

Donhead St. Mary lies between Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 45 mins) and the South West, and the ancient hilltop town of Shaftesbury. Mill Race House is situated within The Cranborne Chase Natural Landscape offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away.

The local area is also blessed with numerous high-quality Pubs and eateries. Shaftesbury, a few minutes' drive, has an excellent weekly produce market, hotels and restaurants, The Shaftesbury Arts Club and numerous other amenities.

The A303 is just 5 miles away giving fast access towards London and the South West.

Airports can be found at Bournemouth, Bristol and Southampton.



Distances

- Shaftesbury 3.4 miles
- Tisbury 5.7 miles
- Gillingham 7.9 miles
- A303 8.7 miles
- Salisbury 18 miles
- Frome 23.3 miles
- Bath 36 miles

Nearby Stations

- Tisbury

Key Locations

- Cranborne Chase National Landscape
- Old Wardour Castle
- Melbury Downs Nature Reserve
- Shaftesbury Abbey Museum & Gardens

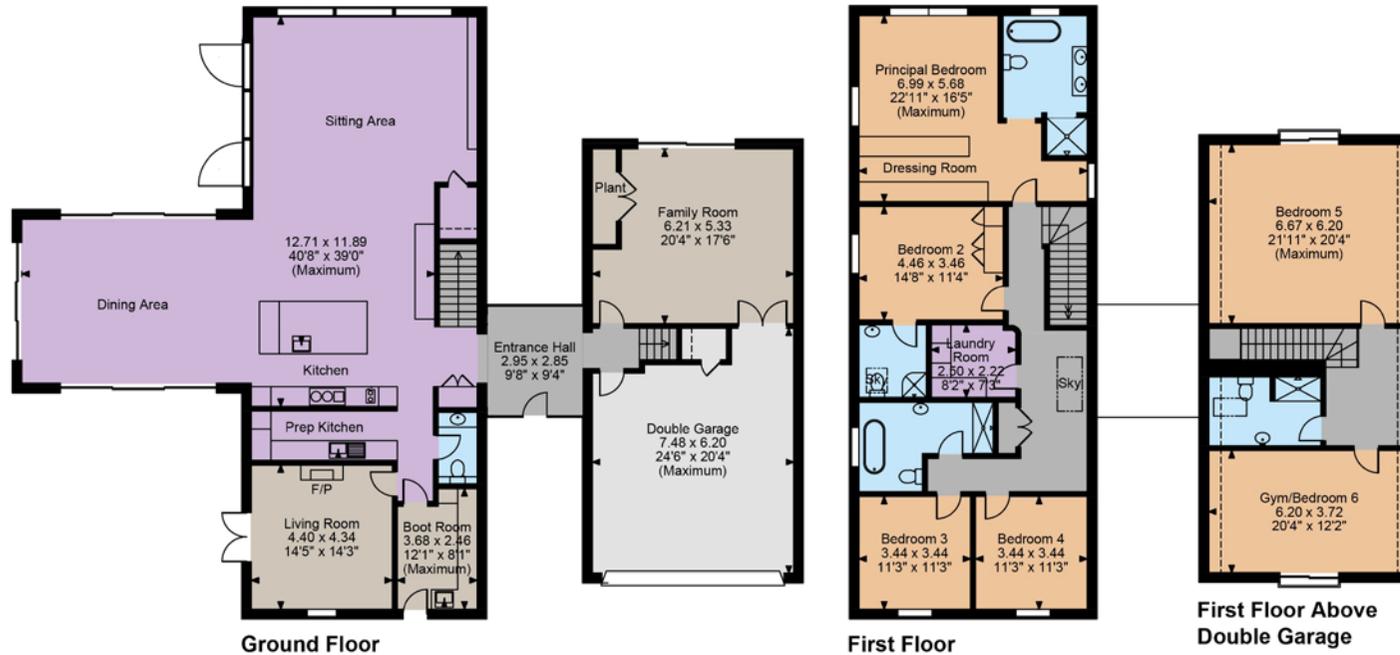
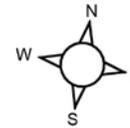
Nearby Schools

- Semley Primary School
- Wardour Primary School
- Shaftesbury School
- Port Regis
- Clayesmore
- Sandroyd
- Warminster School
- Bryanston
- Milton Abbey
- The Sherborne Schools









The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

House internal area 4,309 sq ft (400 sq m)
Double garage internal area 458 sq ft (43 sq m)
For identification purposes only.

Directions

SP7 9DS

what3words: ///behave.headlines.indeed - takes you to the property

General

Local Authority: Wiltshire Council

Services: Air Source Heat Pump. Mains water, electricity and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com

struttandparker.com



@struttandparker

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